

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
THURSDAY, AUGUST 1, 2013**

MINUTES

Chairperson Mark Olson called the meeting to order at 6:30 pm. Members Present: Chairperson Mark Olson, Phil Nies, Dorothy "Doc" Brueggen, Dick Theis, Dan Grothe, Dan Tyrolt, John McCue and Mark Lastrup.

Clerk Warshawsky affirmed agenda was posted in compliance with open meetings law.

Motion by Brueggen, seconded by Theis to approve the agenda with the addition of "Special Use Application - Klevgard to build in Forestry One (F1) Zone District" under Zoning. Motion carried.

Motion by Lastrup, seconded by Tyrolt to approve the minutes of the July 2, 2013 regular meeting. Motion carried.

Olson reported that correspondence was received from Sawyer County approving the Conditional Use Application for Justin Hollmann and Staci Oldeen.

ZONING:

Rezone Application – Benjamin S. Hershey et ux. Part of the SW ¼ SW ¼, S27, T 40N, R 9W; Part of Parcel 11.1. Doc# 385888. Approximately 7 acres to be rezoned out of the total 38.38 acres. Change from District Residential/Recreational One to District Commercial One. Purpose of request is for the location/operation of a maintenance shop for vehicles used by an existing business of hauling wood chips. Olson presented the application. The applicant, Benjamin Hershey was present. Hershey presented his application and passed pictures of the proposed building. Hershey stated that he is planning to take over his dad's wood chipping business and would like the building to house the tools involved in the wood chipping business. Hershey stated that there are 7 acres to serve as a parking lot for 2 semi trucks and the building for the tools for maintenance. Discussion followed. Hershey explained that he has left a 40' buffer between old K and the open area. There is also a steep curve will be leveled to create a flat surface. The hill will serve as an additional buffer. Hershey said that he wants to stay on the same level as new K so there isn't a slope for the semis in the winter. Grothe asked if too much was visible from K. Hershey answered no and said that he is planning on planting shrubs to further hide the building. Olson asked if the logging entrance is where the building will be located. Hershey answered yes and stated that the clearing is done. Nies asked if he is planning on repairing other trucks. Hershey answered no, just his own. Nies was asked if buildings without a dwelling fall under conditional use?. Nies answered no. Theis asked how far from K is the shop going to be. Hershey answered 200' – 250'. Theis asked how many trucks per week. Hershey answered 2. Tyrolt asked how much usage. Hershey said the trucks would be out in the morning and back in the evening. Olson reported that the County sent 7 letters to residents within 300'. 4 letters were returned: 3 with objections and 1 with no objection. 4 objection letters were received from residents outside 300' and 5 additional objection letters were sent to Town Hall. Olson read the letters the County sent to residents within 300' and the letters received from residents outside 300'. Nies read letters sent to the Town. Olson asked the applicant to respond. Hershey stated that he plans on living on the property eventually and wants the maintenance shop to be on the same property. Hershey stated that he was unaware of his neighbors' objections and this meeting has opened his eyes and he is willing to drop the application and stay within the Comprehensive Plan. McCue asked Hershey to pass around the plan (drawing).

McCue stated that the Town can't put conditions on after it's rezoned. Olson stated that if the property becomes commercial and the business goes under, anything could go in there. Discussion followed. Motion by Nies, seconded by Tyrolt to deny the application even though the applicant withdrew. Motion carried.

Findings of Fact:

1. It would be damaging to the rights of others and property values.
2. It would be detrimental to ecology, wild life, wetlands or shorelands.
3. It would create traffic or highway access problems.
4. It would not be compatible with the surrounding uses and the area.

Special Use Application – Dale & Sandra Klevgard to build in Forestry One (F1) Zone District. Purpose of the request is to build a residence in F1 in Windigo Woods subdivision. The property was sold as forestry. Nies gave the background. Nies explained that building in Forestry 1 is illegal. Discussion followed. Nies stated that County has never denied an application the Board approves and the application does not have to go to Zoning Committee. Nies spoke to both applicants and pulled the covenant. Nies read the standard approval and stated that the Planning Committee may want to add #4 stating that before the permit is issued, the applicants must provide proof that covenants have been added to the deed. Discussion followed. Motion by Grothe, seconded by Olson to approve application. Motion carried.

OLD BUSINESS:

Nies reported that he spoke to Russ Ruzicka regarding the little LCO boat landing. Ruzicka said that his family would be interested in selling the property at some point, but would like to keep the lot at the far end (furthest from boat landing). Tyrolt asked if there is enough land for a landing. Nies answered yes. Olson said that with the easement, there should be some room for parking. Discussion followed. Olson said that if it becomes available, the Town could pursue it. Nies said that the Planning Committee should ask the Board to carry money over.

NEW BUSINESS:

Tyrolt reported that he emailed a draft of the Windigo Management Plan to the Clerk and will email the final when it is available. Discussion followed.

Olson reported that he read in the paper that there will be a meeting in Spooner regarding changes in zoning and they are looking for public comment. Discussion followed.

Motion by McCue, seconded by Brueggen to adjourn at 7:17 pm. Motion carried.